

143.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

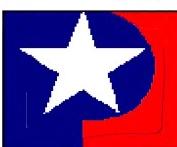
744,000 / 744,000

USE VALUE:

744,000 / 744,000

ASSESSED:

744,000 / 744,000

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 52 | | PINE RIDGE RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------------------|--|
| Owner 1: DEMAREE MARC M / TRUSTEE | |
| Owner 2: MARC M DEMAREE REVOCABLE TRU | |
| Owner 3: | |

Street 1: 52 PINE RIDGE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DEMAREE MARC M -

Owner 2: -

Street 1: 52 PINE RIDGE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5778 | Sq. Ft. | Site | | | 0 | 80. | 1.03 | 9 | | | | | | | | | 474,674 | | | | | | 474,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 5778.000 | 269,300 | | 474,700 | 744,000 | | 92919 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 06/09/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 143.0-0006-0006.0 | Date | 11121! |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|------------|--------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | PRINT |
| 2022 | 101 | FV | 269,300 | 0 | 5,778. | 474,700 | 744,000 | | Year end | 12/23/2021 | Date |
| 2021 | 101 | FV | 260,300 | 0 | 5,778. | 474,700 | 735,000 | | Year End Roll | 12/10/2020 | |
| 2020 | 101 | FV | 260,300 | 0 | 5,778. | 474,700 | 735,000 | | 735,000 Year End Roll | 12/18/2019 | |
| 2019 | 101 | FV | 216,900 | 0 | 5,778. | 445,000 | 661,900 | | 661,900 Year End Roll | 1/3/2019 | |
| 2018 | 101 | FV | 216,900 | 0 | 5,778. | 367,900 | 584,800 | | 584,800 Year End Roll | 12/20/2017 | |
| 2017 | 101 | FV | 216,900 | 0 | 5,778. | 338,200 | 555,100 | | 555,100 Year End Roll | 1/3/2017 | |
| 2016 | 101 | FV | 216,900 | 0 | 5,778. | 308,500 | 525,400 | | 525,400 Year End | 1/4/2016 | |
| 2015 | 101 | FV | 203,800 | 0 | 5,778. | 302,600 | 506,400 | | 506,400 Year End Roll | 12/11/2014 | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | PAT ACCT. | ASR Map: |
|-----------------|-----------|------|------------|-------------|------------|---------|-----|-------|--|-----------|-------------|
| DEMAREE MARC M, | 1551-31 | 1 | 10/28/2019 | Convenience | | 1 | No | No | | | Fact Dist: |
| CRANE JOSEPH | 1188-29 | | 5/29/1998 | | | 287,000 | No | No | Jennifer A Demaree - DOD: 04/28/2019 BK: 011 | | Reval Dist: |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|---------|
| 6/6/2018 | 751 | Siding | 20,000 | C | | | | siding & garage do | 6/9/2018 | Meas/Inspect | HS | Hanne S |
| 1/6/2011 | 20 | Manual | 2,850 | | | | | MISC REPAIRS | 11/17/2008 | Meas/Inspect | 189 | PATRIOT |
| 6/18/2008 | 670 | Redo Bat | 17,860 | | G10 | GR FY10 | | | 1/15/2000 | Inspected | 264 | PATRIOT |
| 5/18/2005 | 403 | Manual | 4,000 | | | | | remove wall in kit | 12/1/1999 | Mailer Sent | | |
| 5/27/2004 | 501 | Re-Roof | 5,675 | | | | | | 11/18/1999 | Measured | 264 | PATRIOT |
| | | | | | | | | | 9/1/1991 | | PM | Peter M |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

| | |
|---------------|------------------|
| Type: | 5 - Cape |
| Sty Ht: | 1T - 1 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - Concrete |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | WHITE |
| View / Desir: | |

BATH FEATURES

| | | | |
|------------|---|-----------------|--------------|
| Full Bath: | 1 | Rating: Good | SINK IN BMT. |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | 1 | Rating: Average | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: Average | |

RESIDENTIAL GRID

| | | | |
|--------------|---------------------------------|---------|----------------|
| 1st Res Grid | Desc: Line 1 | # Units | 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | RMS: 6 | BRs: 4 | Baths: 1 HB: 1 |

OTHER FEATURES

| | | |
|---------|---|-----------------|
| Kits: | 1 | Rating: Good |
| A Kits: | | Rating: |
| Fpl: | 2 | Rating: Average |
| WSFlue: | | Rating: |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 6 | 4 | M |
| Totals | | | |
| 1 | 6 | 4 | |

GENERAL INFORMATION

| | |
|---------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1956 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|----------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 1 - Drywall |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | 1 |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | Yes |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

DEPRECIATION

| | | |
|-------------|---------------|-------|
| Phys Cond: | AG - Avg-Good | 26. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | 26.4 | % |

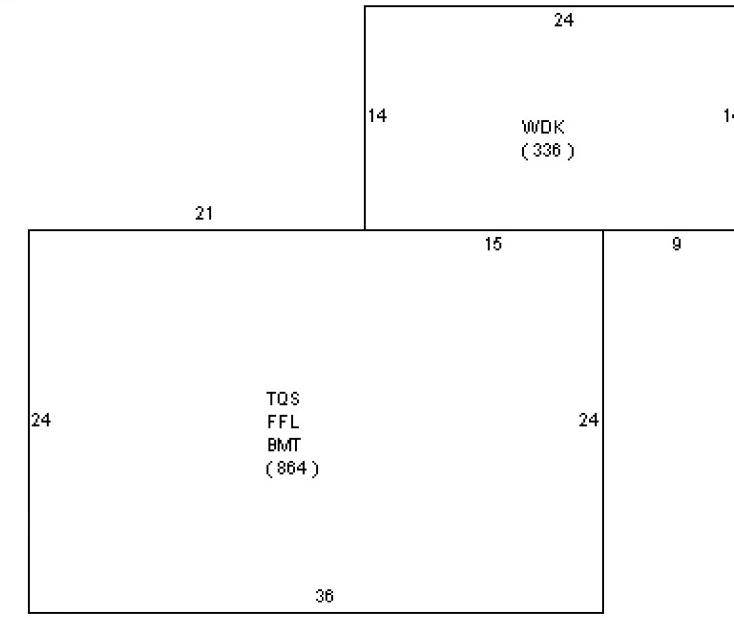
| CALC SUMMARY | | COMPARABLE SALES | |
|--------------------|------------|-------------------|------------|
| Basic \$ / SQ: | 110.00 | Rate | Parcel ID |
| Size Adj.: | 1.34444439 | Typ | Date |
| Const Adj.: | 0.99989998 | | Sale Price |
| Adj \$ / SQ: | 147.874 | | |
| Other Features: | 93519 | | |
| Grade Factor: | 1.00 | | |
| NBHD Inf: | 1.00000000 | | |
| NBHD Mod: | | | |
| LUC Factor: | 1.00 | WtAv\$/SQ: | AvRate: |
| Adj Total: | 365923 | Juris. Factor: | 1.00 |
| Depreciation: | 96604 | Special Features: | 0 |
| Depreciated Total: | 269319 | Final Total: | 269300 |
| | | Before Depr: | 147.87 |
| | | Val/Su Net: | 99.30 |
| | | Val/Su SzAd: | 178.11 |

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

SKETCH**PARCEL ID**

143.0-0006-0006.0

Total:

**AssessPro Patriot Properties, Inc**

More: N Total Yard Items: [] Total Special Features: []